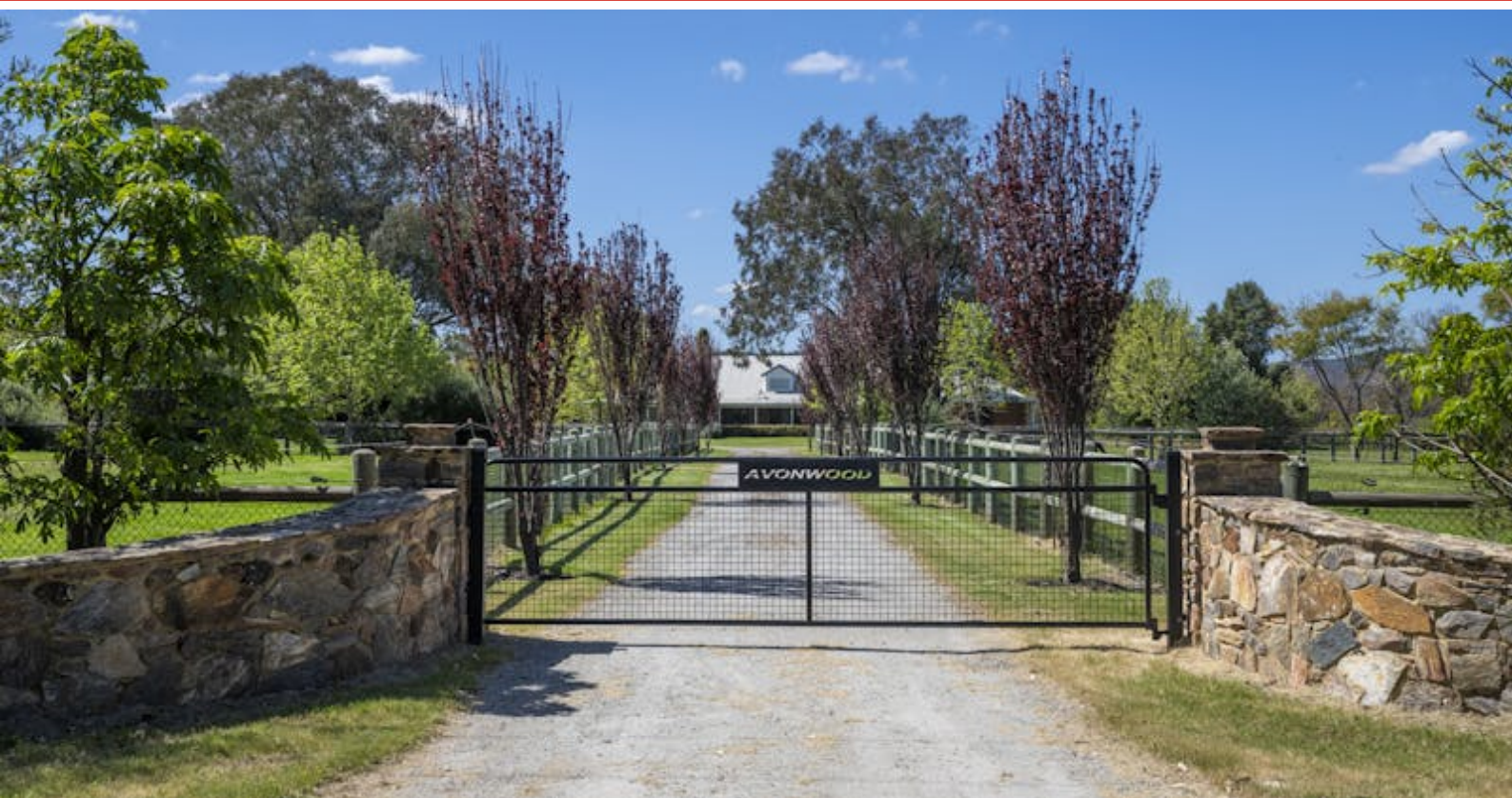




145 Cathedral Avenue, BRIGADOON, WA 6069

"Lifestyle & Equine Excellence "

Elders Real Estate have the pleasure of offering an exquisite estate featuring a lifestyle second to none, excellent equine facilities, a 7000kl WATER LICENCE & direct access to the State Equestrian Centre & grounds.

This unique 2.5995ha (6.423 acres) property nestled in the renowned Swan Valley boasts attributes of an architecturally designed 5 x 2 residence with cedar doors & windows, new carpets, travertine floors, freshly painted throughout, contemporary finishes, design and functionality that create a rare find in a home in a tasteful & practical way. The alfresco area overlooks the kidney shaped salt water pool & reticulated gardens.

Abundant water supply of mains, bore & 22,000lt holding tank, & approx. 130,000lt rainwater tank, mains power & a 6.5 kilowatt solar system just add to the abundance of facilities.

Infrastructure includes an approx. 19m x 10m x 4.2m in height general purpose shed, 3 x horse stable brick building with Avalon front doors & dividers, tack room. 6.5m x 6.5m feed & tack shed, hot & cold water wash down area, 60 x 30m reticulated horse arena, 2 x walkin/walkout horse yards & shelters & two day yards.

Six paddocks, one fully reticulated, five partially reticulated with electrified fencing & troughs. Boundary fence boasts black mesh fencing & dog proof Ringlock. A bonus of

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P188078

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

Elders Perth

Level 2, 195 Great Eastern
Highway
BELMONT, WA
08 9422 2444

Kris Teakle

0409 686 626

various fruit trees such as apple, pear, mulberry, lemon, vege growing boxes & a grapevineâ#'.AND a chook pen & dog run!!!

The Estate is ideally located in the thriving community of Brigadoon / Swan Valley with fabulous Restaurants, Breweries, Wineries, schools & sporting facilities nearby. An inspection will impress, view by appointment only. Please register a time with Kris for an inspection Saturday 25th October from 2 - 4pm.

- Land Area 2.5995 hectares
- Bedrooms: 5
- Bathrooms: 2







